



Commissioner John O'Grady • Commissioner Paula Brooks • Commissioner Marilyn Brown
President

Economic Development & Planning Department
James Schimmer, Director

Technical Review Committee Agenda

Franklin County Engineer's Office
970 Dublin Road
Columbus, OH 43215

November 22, 2016
1:30 p.m.

1. New Business

A. Planning Commission

No Cases/No Meeting

B. Board of Zoning Appeals

i. VA-3866 – Brad Fisher

Owner/Applicant:	Eric Woodruff
Township:	Brown Township
Site:	6701 Roberts Rd. (120-000480)
Acreage:	1.68 acres
Zoning:	Rural District
Utilities:	Private water and waste water
Request:	Requesting a Variance from Sections 650.162(a) and 650.162(g) of the Franklin County Zoning Resolution to allow the construction of an accessory building and installation of a gravel parking area within the Big Darby Creek Watershed Riparian Setback in an area zoned Rural.

ii. VA-3867 – Brad Fisher

Owner/Applicant:	Michael Nance
Township:	Hamilton Township
Site:	3584 Champion Ave. (150-000333)
Acreage:	0.48 acres
Zoning:	Rural District
Utilities:	Public water and wastewater
Request:	Requesting a Variance from section 512.02(2) of the Franklin County Zoning Resolution to legitimize the construction of an accessory building that exceeds the accessory building size limitations in an area zoned Rural.

iii. VA/CU-3869– Brad Fisher

Owner/Applicant:	Jerry A. Schmittauer
Township:	Clinton Township
Site:	6445 South High St. (150-000396)
Acreage:	12.254 acres
Zoning:	Rural District
Utilities:	Public water and wastewater
Request:	Requesting a Variance and Conditional Use from Section 332.034 of the Franklin County Zoning Resolution to allow for the outdoor display of landscaping materials in an area to be zoned Community Service that is within 25 feet of a residential zoning district.

iv. VA/CU-38670– Brad Fisher

Owner/Applicant:	Al R. Mosque
Agent:	Dan Heckman
Township:	Clinton Township
Site:	2130 Mecca Rd. (130-004347)
Acreage:	0.25 acres
Zoning:	Suburban Office and Institutional District (SO)
Utilities:	Public water and wastewater
Request:	Requesting a Conditional Use from Section 322.032 and a Variance from Sections 504.011, 531.013 and 531.021 to allow for the development of a funeral parlor that will not meet the required setback, the location of a parking facility and the schedule of parking spaces in an area zoned Suburban Office.

2. Adjournment of Meeting to December 27, 2016.



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009



Property Information	
Site Address 6701 Roberts Rd Hilliard OH 43026	
Parcel ID(s) 120-000480	Zoning Rural
Township Brown	Acreage 1.68
Water Supply <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name Eric Woodruff	
Address 6701 Roberts Rd Hilliard OH 43026	
Phone # (614) 562-1419	Fax #
Email	

Property Owner Information	
Name/Company Name Tim Woodruff	
Address 6665 Roberts Rd Hilliard OH 43026	
Phone # (614) 876-2974	Fax #
Email	

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	Fax #
Email	

Staff Use Only
Case # VA-3866
Date filed: 10/21/16
Fee paid \$ 350.00
Receipt # 16-03037
Received by: BMF
Hearing date: 12/19/16
Zoning Compliance: RZ-16-2406

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Variance(s) Requested	
Section	650.162(a) - Construction
Description	Constructing 22' x 26' Steel building
Section	650.162(g) - Parking
Description	Installing gravel parking area behind building for boat/trailer parking
Section	
Description	

Describe the project

Would like to build a shed on property to house various equipment and tools to maintain house and property. Adjacent to shed is gravel pad to park a camper when not being used. Others in setback have these privileges.

NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

Entire property is in the setback

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

Other Properties in setback have accessory buildings commonly enjoyed by neighbors.

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

Bought house not realizing a shed could not be placed on property.

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

Neighbors and others in setback already have barns, sheds
therefore not uncommon or special

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

NO

6. Can there be any beneficial use of the property without the variance?

NO. Tools and Equipment would be left outside in the weather
as there is no other structures on property to use.

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

Any development on the site requires a variance.

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

NO.

9. How would the variance adversely affect the delivery of governmental services?
(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

It would not affect these services

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

NO

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

NO. Entire property is in setback

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

Yes. It would provide storage for tools + equipment that
would otherwise be an eyesore as well as maintaining equipment
from weather

Case #
VA-3866

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Eric Woodruff
Applicant

10/21/16
Date

Timothy A. Woodruff Trustee
Property Owner (Signature must be notarized)

10/21/16
Date

Property Owner (Signature must be notarized)

Date

***Agent must provide documentation that they are legally representing the property owner.**

****Approval does not invalidate any restrictions and/or covenants that are on the property.**



DANIEL HUBERT
Notary Public, State of Ohio
My Comm. Expires 12-18-2019

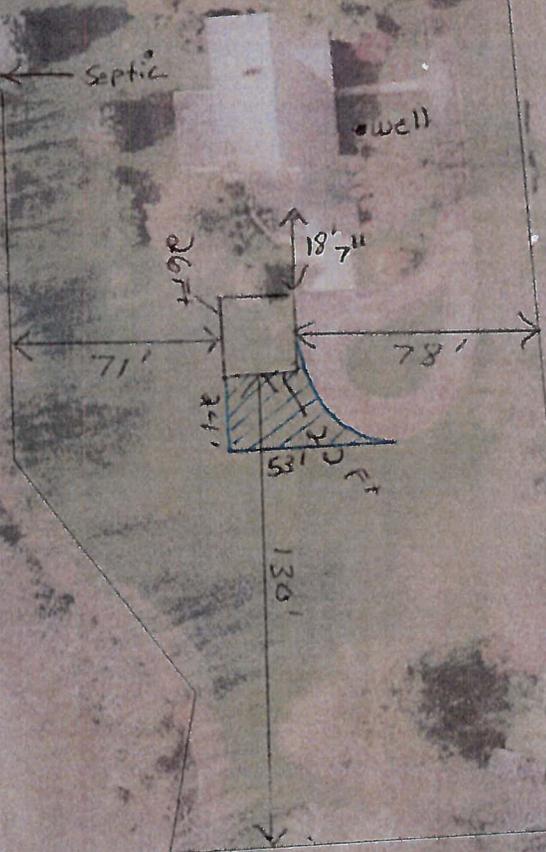
Daniel Hubert

BF

RECEIVED
 SEP 30 2016
 Franklin County Planning Department
 Franklin County, OH

RECEIVED
 OCT 21 2016
 Franklin County Planning Department
 Franklin County, OH

VA-3866



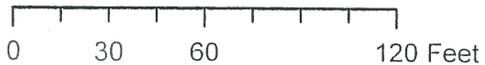

 Gravel Pad

~~**DENIED**~~
 RZ-16-2406
 10/1/16
 E. [Signature]

BF



1 inch = 60 feet





Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009 Franklin County Planning Department
 Franklin County, Ohio

2103

RECEIVED

OCT 27 2016

VA

Property Information	
Site Address 3584 S. Champion Ave Col., OH 43207	
Parcel ID(s) 150-000333	Zoning Rural
Township Hamilton township	Acreage .473
Water Supply <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Staff Use Only
Case # VA-3867
Date filed: 10/27/16
Fee paid 350.00
Receipt # 16-03109
Received by: EG
Hearing date: 12/19/16
Zoning Compliance: RZ-16-2407

Applicant Information	
Name/Company Name Michael J. Nauce	
Address 3584 S. Champion Ave Col., OH 43207	
Phone # Home 614-497-9521 cell# 614-604-3110	Fax #
Email mnauce3@columbus.rr.com	

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Property Owner Information	
Name/Company Name Michael J Nauce	
Address 3584 S. Champion Ave Columbus OH 43207	
Phone # Home 614-497-9521 cell# 614 604-3110	Fax #
Email mnauce3@columbus.rr.com	

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	Fax #
Email	

Variance(s) Requested	
Section	512.02(2)
Description	oversized outbuildings
Section	
Description	
Section	
Description	

Describe the project

NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

NO

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

there are at least six properties on the street with oversized outbuilds on their properties

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

NO

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

NO there are several properties with oversize outbuilding on their properties

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

NO

6. Can there be any beneficial use of the property without the variance?

NO

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

580 square feet

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

NO

9. How would the variance adversely affect the delivery of governmental services?
(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

governmental services would not be affected

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

NO

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

NO

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

I would get to enjoy an outbuilding like several other properties already enjoy no longer have to rent a storage unit to park my restored 72 truck or my motorcycle

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.



Applicant

10/27/16

Date



Property Owner (Signature must be notarized)

10/27/16

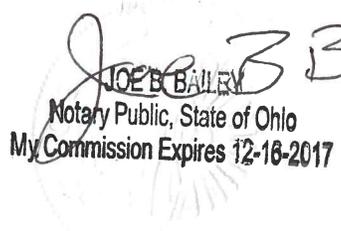
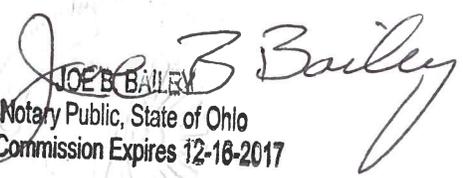
Date

Property Owner (Signature must be notarized)

Date

***Agent must provide documentation that they are legally representing the property owner.**

****Approval does not invalidate any restrictions and/or covenants that are on the property.**



JOE B. BAILEY
Notary Public, State of Ohio
My Commission Expires 12-16-2017

RECEIVED
OCT 27 2016
Franklin County Planning Department
Franklin County, OH

VA-3867

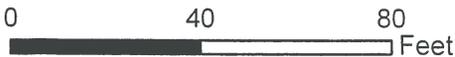
BF
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OCT 12 2016
Franklin County Planning Department
Franklin County, Ohio

BF
DENIED
RZ-16-2407
10/29/16
~~ES~~



Columbus GIS

1" = 40'



Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schimmer, Director

Application for
Zoning Variance

Revised January 1, 2009

RECEIVED

NOV 10 2016

Franklin County Planning Department
Franklin County, OH

VA

Property Information	
Site Address <i>6445 S. High St.</i>	
Parcel ID(s) <i>150-000396</i>	Zoning <i>CS & R (pending to CS)</i>
Township <i>Hanulton</i>	Acreage
Water Supply <input type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name <i>Kurtz Bros. c/o Laura MacGregor Comek, Esq</i>	
Address <i>300 E. Broad St., Suite 450 Columbus, Ohio 43215</i>	
Phone # <i>614 560 1488</i>	Fax # —
Email <i>laura@comeklaw.com</i>	

Property Owner Information	
Name/Company Name <i>Jerry and Nancy Schmittauer</i>	
Address <i>64 Kenyon Pl. Helbron, Ohio 43025</i>	
Phone #	Fax #
Email	

Agent Information (if applicable)	
Name/Company Name <i>Laura MacGregor Comek, Esq</i>	
Address <i>300 E. Broad St. Suite 450 Columbus, Ohio 43215</i>	
Phone # <i>614 560 1488</i>	Fax # —
Email <i>laura@comeklaw.com</i>	

Staff Use Only	
Case #	<i>VA/CU-3869</i>
Date filed:	<i>11/10/16</i>
Fee paid	<i>\$650</i>
Receipt #	<i>16-03362</i>
Received by:	<i>BMF</i>
Hearing date:	<i>12/19/16</i>
Zoning Compliance:	<i>N/A</i>

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input type="checkbox"/> Notarized signatures
<input type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Variance(s) Requested	
Section	§ 332.034 outdoor display adjacent to residential property.
Description	
Section	
Description	
Section	
Description	

Describe the project
Mulch and Landscape Materials . Retail Sales with outdoor display

NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

Please See Statement Submitted hereover

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

6. Can there be any beneficial use of the property without the variance?

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

9. How would the variance adversely affect the delivery of governmental services?
(e.g., water, sewer, garbage, fire, police - Verification from local authorities – i.e. fire might be required)

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

by: [Signature] atty
Applicant

10.17.16
Date

by: [Signature] free Contract
Property Owner (Signature must be notarized)

10.17.16
Date

Property Owner (Signature must be notarized)

Date

***Agent must provide documentation that they are legally representing the property owner.**

****Approval does not invalidate any restrictions and/or covenants that are on the property.**

Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schimmer, Director

Application for

Conditional Use

Revised January 1, 2009 Franklin County Planning Department
Franklin County, Ohio

RECEIVED

NOV 10 2016

CU

Property Information	
Site Address 6445 S. High St	
Parcel ID(s) 150-000396	Zoning CS and R (pending)
Township Hamilton	Acreage
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name Kurtz Bros. c/o Laura MacGregor Comek, Esq	
Address 300 E Broad St. Suite 450 Cols., Ohio 43215	
Phone # 614 560 1488	Fax # _____
Email laura@comeklaw.com	

Property Owner Information	
Name/Company Name Jerry and Nancy Schmittauer	
Address 64 Kenyon Pl. Hebron, Ohio 43025	
Phone #	Fax #
Email	

Agent Information (if applicable)	
Name/Company Name Laura MacGregor Comek, Esq	
Address 300 E. Broad St. Suite 450 Columbus, Ohio 43215	
Phone # 614 560 1488	Fax # _____
Email laura@comeklaw.com	

Staff Use Only
Case # VM CU-3869
Date filed: 11/10/16
Fee paid \$650
Receipt # 16-03357
Received by: BMF
Hearing date: 12/19/16
Zoning Compliance: N/A

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input type="checkbox"/> Fee Payment (Checks only)
<input type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input type="checkbox"/> Notarized signatures
<input type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Fisher, Brad X

From: Laura Comek <laura@comeklaw.com>
Sent: Tuesday, November 15, 2016 12:49 PM
To: Fisher, Brad X
Cc: Laura Comek
Subject: Re: 6445 S. High St Variance/Conditional Use

Good afternoon Brad. Thank you for the email and discussion around this issue. Yes, I would like to amend the application to reflect only section:

332.034.

Thank you!

Laura MacGregor Comek, Esq.
Principal

p. 614.560.1488
laura@comeklaw.com

On Nov 15, 2016, at 11:39 AM, Fisher, Brad X <bradfisher@franklincountyohio.gov> wrote:

Laura,

If you could send me a formal email today with the request below, I'll attach it to your application prior to it being reviewed by technical agencies.

Thanks,

Brad M. Fisher
Planner

 **Franklin County**
Economic Development & Planning Department
Lazarus Building
150 South Front Street, FSL Suite 10
Columbus, Ohio 43215-7104
Tel: 614-525-4684
Fax: 614-525-7155
<http://development.franklincountyohio.gov/>

Conditional Use(s) Requested	
Section	§ 332.035 in CS district, citing § 328.031
Description	Open Display of Garden and Landscaping Materials
Section	
Description	
Section	
Description	

Describe the project

Total project site is ___ +/- acres. The front ___ +/- acres is already zoned CS, where 078 & 52 uses are permitted. Rezoning pending for rear ___ +/-

This request will facilitate the Green Efforts of applicant and SWACO to locate mulch and landscaping material facility on the south side of Franklin County.

NOTE: To receive a conditional use, you must meet all the conditional use requirements in Section 815.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a conditional use. If you don't answer the questions, we will consider your application incomplete.

1. Proposed Use or Development of the Land:
Landscape Material Sales (Mulch & Aggregate)

2. How will the proposed development relate to the existing and probable future land use character of the area:
Proposed use is Commercial. There are Commercial zones all along S.R. 23 Corridor, and Industrial planned to the west

3. Will the Conditional Use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area?
The essential character of this area is "rural" Commercial and Industrial. This use is consistent with that character. Further the design and layout is intended to use open areas to rear (along old canal) for pond & clipping storage (natural in character).

4. Will the Conditional Use be hazardous or disturbing to existing or future neighboring uses?

No.

5. Will the Conditional Use be detrimental to property in the immediate vicinity or to the community as a whole?

There is no detriment to vicinity. On the contrary, this use will fulfill the green initiative with SWACO for a mulch facility (and receipt of yard clippings) on the south side.

6. Will the Conditional Use be served adequately by essential public facility and services?

Yes. Public Water exists. The site will be served by private sanitary tanks.

7. How will the proposal meet the development standards of that specific district?

In every way, Setbacks, landscaping & screening.

8. Could the applicant's predicament be feasibly obtained through some method other than a conditional use?

No. Note, there is a car lot on site now. That itself is a form of out door display.

9. Would the spirit and intent behind the zoning requirements be observed and would substantial justice be done by granting the conditional use?

Yes. This site is deep & surrounded by commercial and industrial uses.

10. Would the conditional use adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, police).

No effect on delivery of governmental services.

11. Did the applicant purchase the property with knowledge of the zoning restrictions?

Contingent upon this approval

Conditional Use-Expanded Home Occupation (Only)

The following questions must be addressed when applying for a Conditional Use from Section 511.03 (Conditional Use Home Occupation) of the Franklin County Zoning Resolution. If these questions are not answered, the application will be considered incomplete.

1. Enclose all details regarding the day-to-day operations of the home occupation (type of business, hours of operation, designated parking areas, etc.).

2. How many non-resident employees?

3. Will the home occupation be conducted within a structure accessory to a dwelling unit and located on the same lot as the dwelling unit?

4. What type of commodities, if any, will be sold on the premises? If sales of commodities are not produced on site, please specify all commodities associated with the home occupation?

5. Will there be outside storage of any kind associated with the conditional use home occupation? If so, what is proposed to be stored on site and how will the storage be **completely** screened from adjacent residential lots and abutting streets? ***This must be met!***

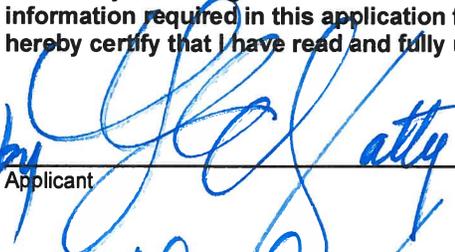
6. Will there be any organized instruction of pupils that would exceed six (6) pupils at any given time?

7. Will there be any signage? *Signage shall be consistent with the provisions of Section 541.03(8).*

8. Will the delivery traffic increase? *Traffic shall be limited to not more than three (3) UPS or similar deliveries per week. No semi-tractor truck deliveries will be permitted at any time.*

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

by  atty

Applicant

17.10.16.

Date

by  per contract

Property Owner (Signature must be notarized)

10.17.16

Date

Property Owner (Signature must be notarized)

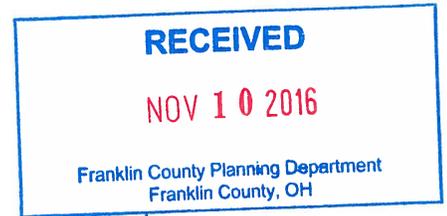
Date

***Agent must provide documentation that they are legally representing the property owner.**

****Approval does not invalidate any restrictions and/or covenants that are on the property.**

STATEMENT IN SUPPORT OF VARIANCE AND CONDITIONAL USE

APPLICATION: _____
PROPERTY ADDRESS: 6445 S. High Street
TOWNSHIP: Hamilton
PROPERTY SIZE: 12.19 +/- Acres (total)
1.86 in R/W
10.33 CS (6.83 ac.) and R (3.50 ac. pending CS)
CURRENT DISTRICT: CS and R
PROPOSED DISTRICTS: CS (R zoning pending change)
OWNER: Jerry and Nancy Schmittenauer
APPLICANT: Kurtz Brothers
c/o Laura MacGregor Comek, Esq.
Laura MacGregor Comek Law, LLC
300 E. Broad St., Ste 450
Columbus, OH 43215
laura@comeklaw.com



VN CU - 3869

DATE OF TEXT: October 17, 2016

I. Project Introduction: The subject property site ("Site") is located along the west side of SR 23 (S High Street), south of SR 317. The current zoning is CS and R. There is no applicable area plan.

The proposal calls to rezone the 3.5 acres of R to CS, to match the front 6.83 acres already zoned CS and used for a car lot. The proposed end use is mulch and landscaping materials sales. The additional 3.5 acres is for a detention pond and an area to receive yard clippings

Approval of this project is important to the overall GREEN initiative with the City of Columbus and SWACO, by establishing a mulch and yard clipping drop off facility on the south side of Franklin County.

This zoning is consistent with the Franklin County Resolution, Section 4.40 and 322:

The Community Service District is provided in recognition of the need for large item commercial sales, service and repair establishments. The Community Service District is intended for sales, service, repair, and certain processing establishments serving a large trade area, usually a whole community. The trade area population served by these establishments requires easy access to major traffic routes. The Community Service District provides an appropriate setting and environment for the location of wholesale or retail sales of major vehicle

dealers and miscellaneous aircraft, marine and automotive dealers which entail extensive, permanent, visible outside storage and display areas.

The overall Site layout focuses the commercial activity in the existing 6.83 acres of CS. The existing trailer office will remain. The additional house and shed may remain. The site has adequate space to separate the sales area from the parking, and uses the same access drive currently serving the site.

The Site is bordered:

North: hotel and race track

East: SR 23 and cemetery

South: Restaurant

West: Canal Lands (AEP) and a future quarry expansion area.

II. Permitted Uses: Landscape materials and sale, mulch sales (078 and 52) are permitted.

III. Development Standards: The applicable standards of Franklin County Zoning Resolution shall apply to this site, except as otherwise varied herein.

IV. Miscellaneous Commitments. The proposed development shall be developed in general conformance with the submitted Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Streets are schematic and subject to change. Any adjustment to the Site Plan shall be reviewed and may be approved by the Director of Economic Development or his designee upon submission of the appropriate data regarding the proposed adjustment.

V. Variances Requested: The following variances are requested:
Section 332.034 - outdoor display adjacent to residential property.

Here, there is an arbitrary North-South zoning line along this entire stretch of SR 23, ... which divides the CS zoning from R, Rural Zoning. Immediately to the north and south are commercial uses/zonings. Only a portion of the Site abuts this R district.

The essential character of this area is 'rural commercial and industrial.' This proposed use is in keeping with that character. In addition to commercial uses north and south, there is a quarry to the west and various industrial uses along SR 23 including, Olen (sand, gravel, batch plants, etc) and the City of Columbus treatment plants.

Literal interpretation of the code would be nonsensical and would deprive the owner of reasonable use of the property. Currently a car lot operates on site. That in its purest form is outdoor display. Here, outdoor displays of mulch and aggregate will be housed to the west and the frontage will retain the existing small office and parking areas. North is a race track – not purely a residential use. Again, only a small portion of the Site abuts the R rural district. There is no special privilege being granted to the applicant, just a common sense approach to an arbitrary zoning line on the map.

The applicant has an option for the property, contingent upon receiving this approval.

There are no adverse effects to properties, or the general public, by virtue of this request. The area is essentially rural commercial and industrial – akin to this request. There are no unusual hours of operation and no inconsistent land uses (there is a race track to the north and a large area with parked trucks to the south). To the west there is a quarry expansion area (core industrial work).

The proposed use/development has no effect on the delivery of governmental services. Water is provided by a ¾ inch line from the City of Columbus. That will be retained for the small trailer. Septic will be furnished by a privately installed tank. The pond shown on the Site Plan will be final engineered and will handle the Site's development.

On the contrary, this is probably the only, small scale development that could occur without annexation (for an extended centralized water and sewer).

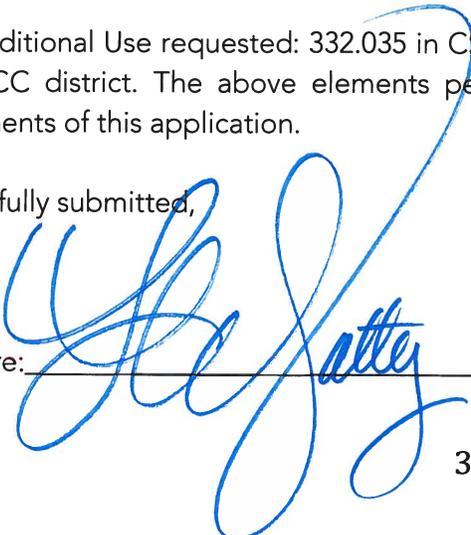
The variance is not substantial. Again, the zoning line for CS and R seems arbitrary. Commercial uses exist to the north and the south. There is not only a 30 foot green buffer around the Site, ... but there is large retention pond adjacent to the residential (race track).

The applicant has taken every measure to obviate the need for any variances. They cannot change the line on the map to the north.

VI. Conditional Use requested: 332.035 in CS, for 328.031 which includes condition uses in the CC district. The above elements pertain to the conditional use and variance components of this application.

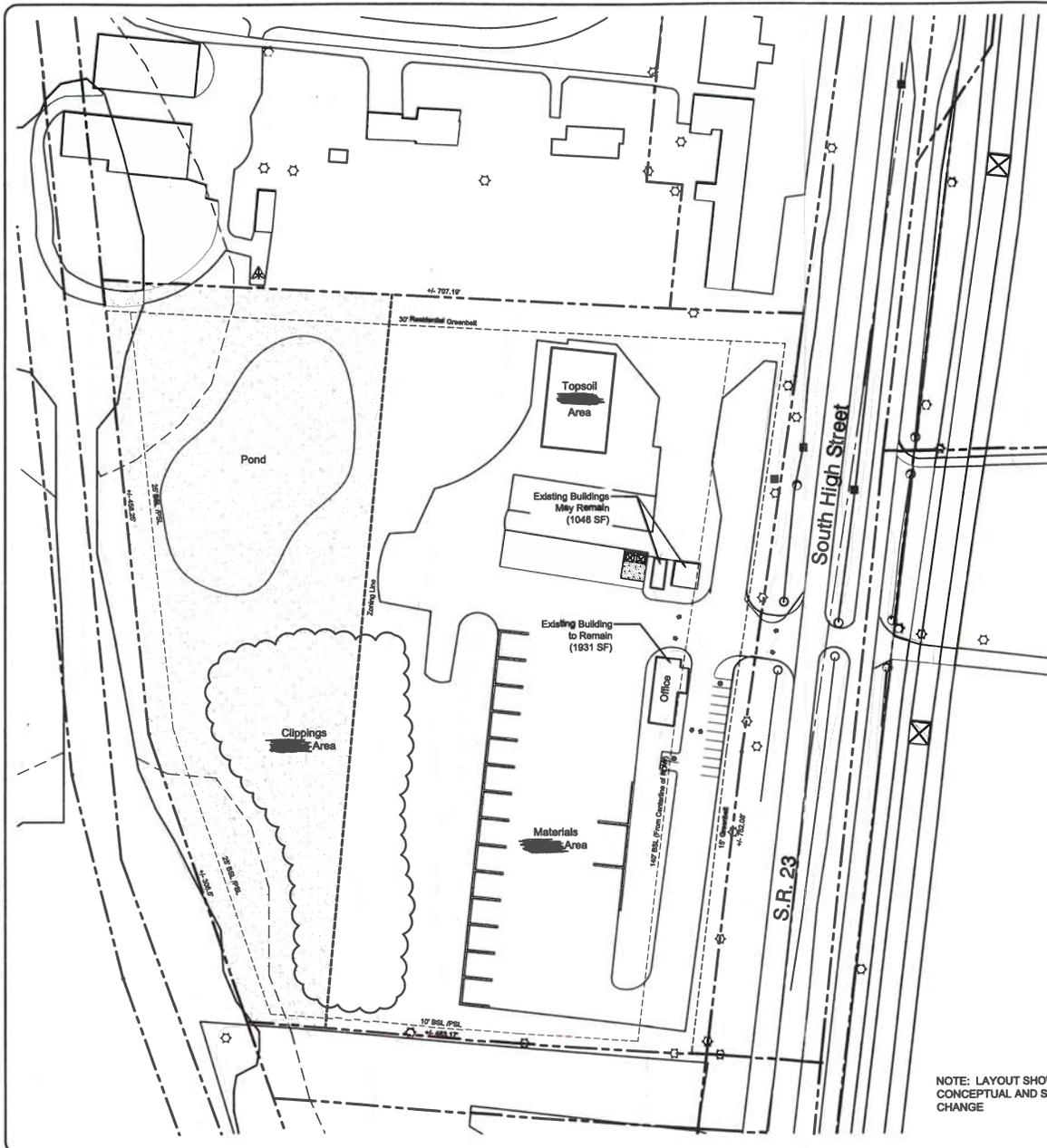
Respectfully submitted,

Signature: _____



Date: _____

10.16.17



NOTE: LAYOUT SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE

Project Name: Kurtz Brothers
Address: 6445 S. High Street

Zoning Jurisdiction: Franklin County, OH
Adjacent Zoning: CS, and R
Zoning Info online? yes

CURRENT ZONING:
TOTAL SITE AREA
AREA IN R.O.W.
AREA TO BE REZONED
EXISTING AREA ZONED CS

SITE ANALYSIS
CS - Community Service District
+/- 12.19 AC
+/- 1.86 AC
+/- 3.50 AC
+/- 6.83 AC

TOTAL BUILDING AREA
PARKING RATIO:

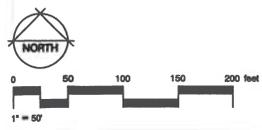
+/- 2976sf (3 Buildings)
1 Space per Motor Vehicle Used in Business
1 Space per 3,000 SF of Gross Floor Area

ZONING REQUIREMENTS		
ZONING STANDARD	REQUIRED	SECTION
BUILDING USE	Storage and Wholesaling	332.032
MIN LOT SIZE	No Min Lot Size	332.041
HEIGHT LIMIT	None Specified	
BUILDING / IMPERVY COVERAGE	20% Landscape Open Space	332.04 (C)
FRONT YARD SETBACK	140' from Centerline	332.047
SIDE YARD SETBACK	30' Residential Greenbelt (north)	332.031(1)
	10' (south)	332.043(b)
REAR YARD SETBACK	25'	332.044(a)
PARKING		
NUMBER OF SPACES		
MIN SPACE SIZE (90 degree pkg)	9' x 18'	531.012
FRONT PARKING SETBACKS	15' Greenbelt	332.045
REAR PARKING SETBACKS	25'	332.044(a)
SIDE PARKING SETBACKS	30' Residential Greenbelt (north)	332.031(1)
	10' (south)	332.043(b)
LOADING		
LOADING DIMENSIONS	12' x 65' (14' clearance)	531.031
LOADING LOCATION	Prohibited in front yards	531.032
NUMBER OF SPACES	1 (up to 10,000sf)	531.03
DRIVEWAYS		
DRIVE AISLE WIDTH	None Specified	
CURB CUT WIDTH (min.)	36'	531.041(1)

AREA TO BE REZONED

RECEIVED
NOV 10 2016
Franklin County Planning Department
Franklin County, OH

VA CV-3869



ENGINEERS • SURVEYORS
XENIA • COLUMBUS • LOGAN • ZANESVILLE



7782 Olentangy River Road
Columbus, OH 43235
planit@planit.com

Kurtz Brothers
6445 South High Street
Franklin County, Ohio

PROJECT #016-128

October 17, 2016

SHEET INFORMATION

CURRENT DATE
October 17, 2016
REVISIONS

SHEET TITLE
CONCEPTUAL PLAN

SCALE
AS NOTED
SHEET NO.

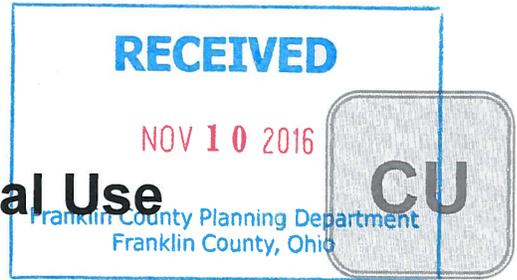
L-1



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for
Conditional Use
 Revised January 1, 2009



Property Information	
Site Address 2130 MECCA RD. COLUMBUS, OH 43224	
Parcel ID(s) 130-004347	Zoning SUBURBAN OFFICE / I.D.
Township CLINTON	Acreage 10,557 SF / .24 AC.
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Staff Use Only
Case # VA/CU-3870
Date filed: 11/10/16
Fee paid \$650
Receipt # 16-03366
Received by: BMF
Hearing date: 12/19/16
Zoning Compliance: ZC-16-4628

Applicant Information	
Name/Company Name AL. R. MOSQUE	
Address 2205 ALBERT AVE COLUMBUS, OH 43224	
Phone # 614-260-4980	Fax # —
Email MAXAMAD1@GMAIL.COM	

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input type="checkbox"/> Auditor's map (8 1/2" x 11")
<input type="checkbox"/> Site Map (max 11" x 17")
<input type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Property Owner Information	
Name/Company Name AL. R. MOSQUE	
Address 2205 ALBERT AVE COLUMBUS, OH 43224	
Phone # 614-260-4980	Fax #
Email MAXAMAD1@GMAIL.COM	

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	Fax #
Email	

Fisher, Brad X

From: Omega Design Group <omegadesigngroup@hotmail.com>
Sent: Tuesday, November 15, 2016 10:01 AM
To: Fisher, Brad X
Subject: Re: 2130 Mecca Rd. Variance/Conditional Use Application

Brad,

This response is in reference to the Conditional Use Application submitted on 11/10/16 for the property located at 2130 Mecca Rd. The section of the Zoning Resolution that should be referenced on the application is Section 322.032 -Other Conditional Uses rather than the 726 referenced on the application.

Thank-you for your continued support

Alpha Architectural Services

V.P. Dan Heckman
13130 Harmon Rd.
Pickerington, OH 43147
Phone: 614-473-9950

From: Fisher, Brad X <bradfisher@franklincountyohio.gov>
Sent: Monday, November 14, 2016 4:29 PM
To: Omega Design Group
Subject: 2130 Mecca Rd. Variance/Conditional Use Application

Dan,

I'm currently processing your Conditional Use application and found that you stated the Section of the Franklin County Zoning Resolution is "726". 726 is actually the Standard Industrial Classification Code (https://www.osha.gov/pls/imis/sic_manual.display?id=124&tab=description) that coincides with the use of a Funeral Service and Crematory. The Section of the Zoning Resolution that should be referenced in the Conditional Use is **Section 322.032-Other Conditional Uses.**

[SIC Division Structure | Occupational Safety and Health Administration](https://www.osha.gov/pls/imis/sic_manual.display?id=124&tab=description)

www.osha.gov

[SIC Division Structure](#)

If you could please confirm this is the Section of the Zoning Resolution you are applying for I will make a notation with your application.

Thanks,

Conditional Use(s) Requested	
Section	726
Description	FUNERAL PARLOR
Section	
Description	
Section	
Description	

Describe the project

TO DEVELOPE PROPERTY WITH A SMALL 3150 SF FUNERAL PARLOR FOR USE BY ACTIVE CHURCH MEMBERS. THE PROPERTY WILL BE MAINTAINED AND LANDSCAPED PER FRANKLIN COUNTY REQUIREMENTS. 65% OF DEVELOPEMENT WILL BE PERVIOUS. EXISTING ADJACENT PARKING LOT OWNED BY RHEMA CHRISTIAN CENTER WILL BE USED PER WRITTEN AGREEMENT FOR REQUIRED PARKING.

NOTE: To receive a conditional use, you must meet all the conditional use requirements in Section 815.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a conditional use. If you don't answer the questions, we will consider your application incomplete.

- Proposed Use or Development of the Land:
PROPERTY IS ZONED SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT - CONDITIONAL USE 726 - FUNERAL PARLOR - FOR USE BY MEMBERS OF AL R. MOSQUE - NOT PUBLIC USE
- How will the proposed development relate to the existing and probable future land use character of the area:
SURROUNDING THE PARCEL IS CHURCH PROPERTY - AL. R MOSQUE AND RHEMA CHRISTIAN CENTER - FUNERAL PARLOR IS A BENEFICIAL FIT
- Will the Conditional Use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area?
HISTORICALLY, FUNERAL PARLORS KEEP UP THEIR PROPERTY AESTHETICS BETTER THAN OTHER LAND USES. THE PROPOSED USE WILL ENHANCE THE AREA. AND ELIMINATE THE VACANT PARCEL

4. Will the Conditional Use be hazardous or disturbing to existing or future neighboring uses?

NOT AT ALL. THE PROPOSED FUNERAL PARLOR USE WILL NOT BE A DAILY ACTIVITY, SINCE IT IS TO BE USED BY ACTIVE CHURCH MEMBERS ONLY.

5. Will the Conditional Use be detrimental to property in the immediate vicinity or to the community as a whole?

ALL ADJACENT PROPERTY IS MOSTLY VACANT LAND. A FUNERAL PARLOR WILL ENHANCE THE PROPERTY AND BEAUTIFY THE AREA.

6. Will the Conditional Use be served adequately by essential public facility and services?

YES. THE FACILITY WILL NOT USE ANY CHEMICALS TO DISPOSE. THE BODY IS NOT EMBALMED. WASHED ONLY.

7. How will the proposal meet the development standards of that specific district?

THE ZONING IS IN LINE WITH THE MASTER PLAN FOR THIS AREA.

8. Could the applicant's predicament be feasibly obtained through some method other than a conditional use?

THE REASONING TO SO/ID WAS IN KEEPING WITH THE MASTER PLAN FOR THIS AREA.

9. Would the spirit and intent behind the zoning requirements be observed and would substantial justice be done by granting the conditional use?

IN KEEPING WITH THE MASTER ZONING PLAN, THE SO/ID WAS THE PROPER APPROACH W/ FUNERAL PARLOR AS CONDITIONAL USE

10. Would the conditional use adversely affect the delivery of governmental services (e.g., water, sewer, garbage, fire, police).

ALL UTILITIES ALREADY EXIST - BY CITY OF COLUMBUS
WATER & SANITARY PROVIDED

11. Did the applicant purchase the property with knowledge of the zoning restrictions?

YES. IT WAS PURCHASED FOR EXISTING MOSQUE EXPANSION AND FUTURE FUNERAL HOME CONSTRUCTION.

Conditional Use-Expanded Home Occupation (Only)

The following questions must be addressed when applying for a Conditional Use from Section 511.03 (Conditional Use Home Occupation) of the Franklin County Zoning Resolution. If these questions are not answered, the application will be considered incomplete.

1. Enclose all details regarding the day-to-day operations of the home occupation (type of business, hours of operation, designated parking areas, etc.).

2. How many non-resident employees?

3. Will the home occupation be conducted within a structure accessory to a dwelling unit and located on the same lot as the dwelling unit?

4. What type of commodities, if any, will be sold on the premises? If sales of commodities are not produced on site, please specify all commodities associated with the home occupation?

5. Will there be outside storage of any kind associated with the conditional use home occupation? If so, what is proposed to be stored on site and how will the storage be **completely** screened from adjacent residential lots and abutting streets? ***This must be met!***

6. Will there be any organized instruction of pupils that would exceed six (6) pupils at any given time?

7. Will there be any signage? *Signage shall be consistent with the provisions of Section 541.03(8).*

8. Will the delivery traffic increase? *Traffic shall be limited to not more than three (3) UPS or similar deliveries per week. No semi-tractor truck deliveries will be permitted at any time.*

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Al Rahma Masque
Applicant

11/9/16
Date

Abdi Max
Property Owner (Signature must be notarized)

11/9/16
Date

Property Owner (Signature must be notarized)

Date

***Agent must provide documentation that they are legally representing the property owner.**

****Approval does not invalidate any restrictions and/or covenants that are on the property.**

Sworn to in my presence by Abdiwali Maxamad
this 9th day of November 2016.



ANGEL L. CAMP
Notary Public, State of Ohio
My Commission Expires
January 6, 2020

Angel L. Camp



Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009

RECEIVED

NOV 10 2016

VA

Franklin County Planning Department
 Franklin County, Ohio

Property Information	
Site Address 2130 MECCA RD. COLUMBUS, OH 43224	
Parcel ID(s) 130-004347	Zoning SUBURBAN OFFICE / FD
Township CLINTON	Acreage 10,551 SF / .24 AC.
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Staff Use Only
Case # VA/CU-3870
Date filed: 11/10/16
Fee paid \$650
Receipt # 16-03366
Received by: BMF
Hearing date: 12/19/16
Zoning Compliance: ZC-16-4628

Applicant Information	
Name/Company Name AL. R. MOSQUE	
Address 2205 ALBERT AVE COLUMBUS, OH 43224	
Phone # 614-260-4980	Fax #
Email MAXAMAD1@GMAIL.COM	

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
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<input type="checkbox"/> Site Map (max 11" x 17")
<input type="checkbox"/> Covenants and deed
<input type="checkbox"/> Notarized signatures
<input type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Property Owner Information	
Name/Company Name AL R MOSQUE	
Address 2205 ALBERT AVE COLUMBUS, OH 43224	
Phone # 614-260-4980	Fax #
Email MAXAMAD1@GMAIL.COM	

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	Fax #
Email	

Variance(s) Requested	
Section	504.011 REQUIRED SETBACK
Description	REQUIRED SETBACK
Section	531.013
Description	LOCATION OF PARKING SPACES.
Section	531.021
Description	SCHEDULE OF PARKING SPACES

Describe the project

TO DEVELOPE VACANT PROPERTY CONSTRUCTING A SMALL 3150 SF FUNERAL PARLOR. THE PROPERTY WILL BE MANICURED AND LANDSCAPED PER FRANKLIN COUNTY REQUIREMENTS. ALL REQUIRED PARKING WILL BE SATISFIED PER WRITTEN AGREEMENT W/ RHEMA CHRISTIAN CENTER FOR USE OF EXISTING ADJACENT PARKING LOT.

NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

THE SMALL LOT SIZE (10,551 SF) DOES NOT ALLOW ALL REQUIREMENTS TO BE MET.

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

EXISTING REQUIREMENTS CAN NOT BE MET DUE TO INADEQUATE LOT SIZE. THE INTENT WAS TO PURCHASE ADDITIONAL ADJACENT

PROPERTIES, BUT CIRCUMSTANCES AROSE THAT THE OPTION FOR ADDITIONAL PROPERTY THAT WOULD HAVE MET REQUIREMENTS BECAME UNAVAILABLE

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

THE EXISTING LOT WAS PURCHASED WITH THE FUTURE PROSPECT OF DEVELOPMENT IN MIND BUT WAS ALTERED WHEN ADJACENT VACANT PROPERTY BECAME UNAVAILABLE FOR PURCHASE

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

THE EXISTING LOT SIZE (10,587 S.F.) IS NOT ADEQUATE TO MEET ALL CURRENT REQUIREMENTS. THE INTENT TO PURCHASE ADDITIONAL VACANT PROPERTY ADJACENT TO EXISTING BECAME ECONOMICALLY UNFEASIBLE.

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

NO. THE PROPOSED DEVELOPMENT WILL ENHANCE THE AREA BY CREATING A MANICURED AND LANDSCAPED AREA THAT DOES NOT EXIST NOW. THE INFREQUENT USE WILL NOT DISRUPT TRAFFIC FLOW

6. Can there be any beneficial use of the property without the variance?

NO. THE PROPERTY WOULD REMAIN VACANT AND CONTINUE TO BE A HAZARD FOR HOMELESS PERSONS IN THE AREA.

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

REQUIRED FRONTAGE - 50' PROPOSED FRONTAGE - 34'
PARKING REQUIREMENT - 21 - PROPOSED ON ADJACENT LOT - 33

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

THE MAJORITY OF LOTS IN THE AREA ARE VACANT. THIS DEVELOPMENT WOULD ENHANCE THE AREA

9. How would the variance adversely affect the delivery of governmental services?

(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

ALL UTILITIES ALREADY EXIST - WATER & SANITARY PROVIDED BY CITY OF COLUMBUS

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

YES. THE INTENT WAS FOR FUTURE MOSQUE EXPANSION AND FUTURE FUNERAL PARLOR CONSTRUCTION.

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

NO. ACQUISITION OF ADJACENT VACANT PROPERTIES IS HOW UNFEASIBLE.

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

ABSOLUTELY. GRANTING THESE VARIANCES WILL ALLOW THE DEVELOPMENT OF THE EXISTING VACANT LOT. IF NOT GRANTED, LOT WILL REMAIN VACANT AND A HAZARD FOR THE AREA.

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Al Rahme Mosque
Applicant

11/9/16
Date

Abdullah Max
Property Owner (Signature must be notarized)

11/9/16
Date

Property Owner (Signature must be notarized)

Date

*Agent must provide documentation that they are legally representing the property owner.

**Approval does not invalidate any restrictions and/or covenants that are on the property.

Sworn to in my presence by Abdouai Mohamed
this 9th day of November 2016.



ANGEL L CAMP
Notary Public, State of Ohio
My Commission Expires
January 6, 2020

Angel L Camp

USE OF PROPERTY

THE PROPOSED USE OF THE PROPERTY IS FOR THE DEVELOPMENT OF A SMALL FUNERAL PARLOR FOR USE BY ACTIVE MEMBERS OF THE MOSQUE. THE USE OF THE PROPOSED FACILITY IS NOT FOR PUBLIC ACCESS. THE INFREQUENT USE OF THE FACILITY WILL NOT CAUSE ANY ADDITIONAL TRAFFIC ISSUES. THE DEVELOPMENT WILL ENHANCE THE NEIGHBORHOOD BY ELIMINATING A VACANT LOT AND ADDING LIGHTING AND LANDSCAPING THAT DOES NOT EXIST NOW.

THE DEVELOPMENT OF THIS PROPERTY WILL NOT AFFECT THE ADJACENT PROPERTIES. THE EXISTING PROPERTY TO THE WEST IS ALREADY A PARKING LOT OVERFLOW FOR THE RHEMA CHRISTIAN CENTER DIRECTLY TO THE SOUTH OF THE PROPERTY. ALL EXISTING PROPERTY TO THE SOUTH IS OWNED BY THE RHEMA CHRISTIAN CENTER. THE PROPERTY TO THE NORTH IS UNAVAILABLE BECAUSE OF FINANCIAL REASONS, AND FURTHER TO THE NORTH IS OWNED BY THE MOSQUE. IT WAS THE INTENT UPON PURCHASING THE EXISTING PROPERTY THAT THE VACANT PROPERTY TO THE NORTH WOULD BE PURCHASED ALSO. A CERTAIN INDIVIDUAL REPRESENTING HIMSELF AS A MEMBER OF THE MOSQUE PURCHASED THE PROPERTY AND IS ASKING AN UNREASONABLE AMOUNT FOR THE PURCHASE PRICE.

NATURE OF VARIANCE:

PROVISION 504.011 REQUIRED SETBACK

REQUIRED 50' REQUESTED 34'

PROVISION 531.013

LOCATION OF PARKING SPACES

PROVISION 531.021

SCHEDULE OF PARKING SPACES

**THE LAST TWO PROVISIONS WILL BE SATISFIED VIA WRITTEN AGREEMENT WITH ADJACENT PROPERTY OWNER WHO HAS AN EXISTING PARKING LOT CAPABLE OF PARKING 33 SPACES
REQUIRED 1/150 SF = 21 SPACES**

STATEMENT OF SPECIAL CIRCUMSTANCES:

BECAUSE OF THE SMALL LOT SIZE (10,557 SF) VARIANCES ARE NECESSARY TO MEET ALL CURRENT RESTRICTIONS. THE INITIAL INTENT UPON PURCHASING THE PROPERTY WAS TO ALSO PURCHASE THE ADJACENT VACANT PROPERTY TO THE NORTH WHICH ABUTS THEIR EXISTING MOSQUE PROPERTY. AN UNSCRUPULOUS INDIVIDUAL REPRESENTING HIMSELF AS REPRESENTING THE MOSQUE APPROACHED THE PREVIOUS OWNER AND PURCHASED THE PROPERTY. WHEN THE MOSQUE APPROACHED THE NEW CURRENT OWNER, HE HAS DEMANDED AN UNREALISTIC PRICE FOR THE PROPERTY. WE THEREFORE REQUEST THE VARIANCES BE GRANTED TO DEVELOP THE PROPERTY.

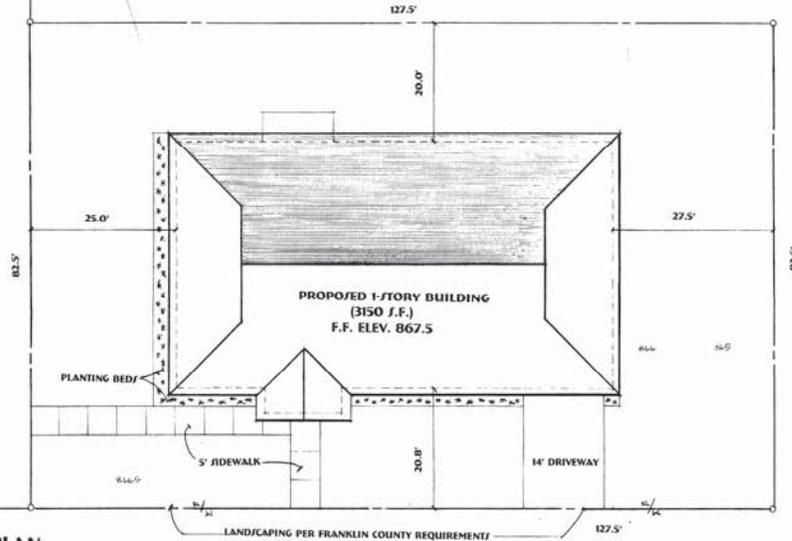
STATEMENT OF PROPERTY RIGHTS:

IF THE VARIANCES ARE NOT GRANTED, THE PROPERTY WILL REMAIN VACANT AND IS ALREADY A HAVEN FOR THE HOMELESS AND A PARTY PLACE FOR CERTAIN INDIVIDUALS. GRANTING THE VARIANCES WILL ALLOW DEVELOPMENT OF THE PROPERTY AND LIGHTING TO SWAY EXISTING ACTIVITIES. IT WILL BE MONITORED DAILY AND THE LOT MANICURED.

APPLICANT: AL R. MOSQUE
 2205 ALBERT AVE.
 COLUMBUS, OH 43224
ARCHITECT: ANDREW J DELZOPPO
 10067 GRANDEN JT NW
 PICKERINGTON, OH 43147
ADDRESS: 2130 MECCA RD.
 COLUMBUS, OH 43224
LEGAL: PARNWOOD AVE. NORTHERN WAY LOT 30-31
EXISTING ZONING: SUBURBAN OFFICE AND INSTITUTIONAL DISTRICT
PRIOR USE: RESIDENTIAL
NEW USE: 726 - FUNERAL PARLOR
LOT SIZE: 82.8' X 127.5' (NO MIN. LOT SIZE REQUIRED)
TOTAL S.F.: 10,557 S.F.
BUILDING SIZE: 3150 S.F.
BUILDING HEIGHT: 21' (MAX ALLOWABLE: 38')
WALKWAY/DRIVEWAY: 540 S.F.
TOTAL IMPERVIOUS: 3690 S.F.
PERCENTAGE OF LOT COVERAGE: 35%
PERCENTAGE OF PERVIOUS AREA: 65%
TOTAL S.F. GREEN SPACE: 6947 S.F.
MIN. SIDE YARD SETBACK: 15'
PROPOSED SIDE YARD SETBACK: 25'
MIN. REAR YARD SETBACK: 15'
PROPOSED REAR YARD SETBACK: 20'
FRONT YARD GREENBELT: 15'
PROPOSED FRONT YARD GREENBELT: 20'
PARKING REQUIREMENT: 1/150 SF GROSS FLOOR AREA
 3150/150 = 21 CAR/ REQUIRED
PARKING PROVIDED: 31 SPACES PLUS 2 H.C.
TOTAL 33 SPACES
 (USE OF ADJACENT LOT IF AN AGREEMENT
 BETWEEN OWNER AND APPLICANT)



EXISTING PARKING LOT
 31 PARKING SPACES /
 2 H.C. - TOTAL 33
 HAVE AGREEMENT W/
 OWNER AND APPLICANT
 FOR USE DURING SERVICES

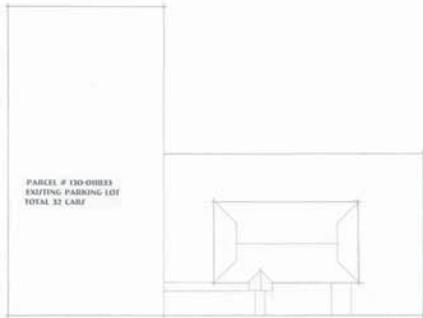


MECCA RD.
 (50' R/W)

PROPOSED SITE PLAN FOR:
AL R. MOSQUE
 2130 MECCA RD. COLUMBUS, OH 43224

Andrew J. Delzoppo Sr.
 Architect, Ltd.
 10067 Granden St. NW
 Pickerington, Ohio 43147
 cell# 614-204-3996
 Lic. # 11100 Exp. 12/31/16





MECCA RD

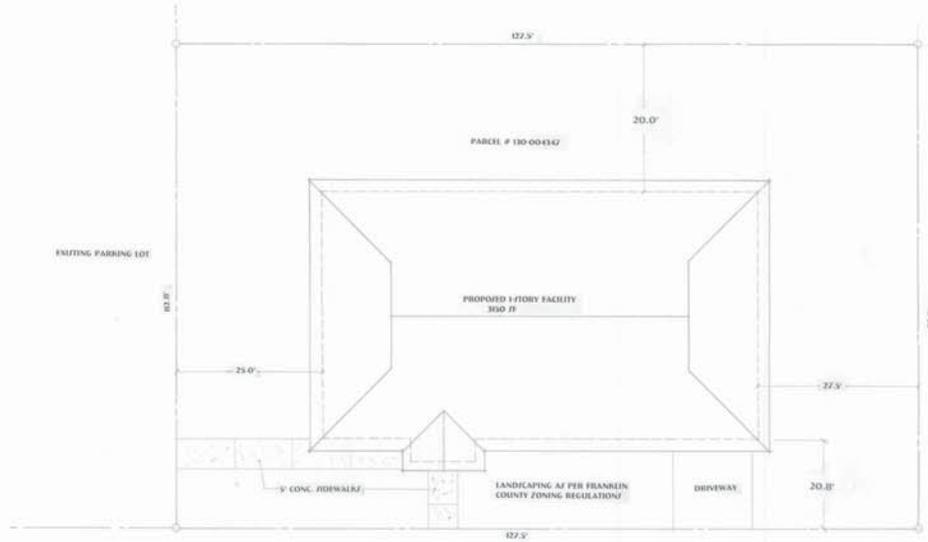


FARMWOOD AVE



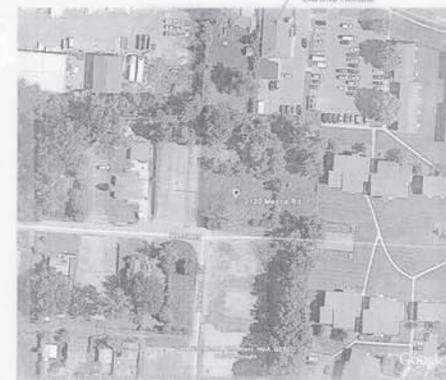
SITE LOCATION
1/30

OWNER: MORGAN AL R
 FARMWOOD AVE
 NORTHERN WAY LOT# 30 31
 25 ACRES
 PROPERTY CLASS: B RESIDENTIAL
 PROPOSED USE: A-3 FURNISH HOME
 CINCINNATI, OH 45224



SITE PLAN

1/30
 PARKING REQUIREMENT
 1 PER 150 SF - 25 REQUIRED



SITE LOCATION
 NO SCALE